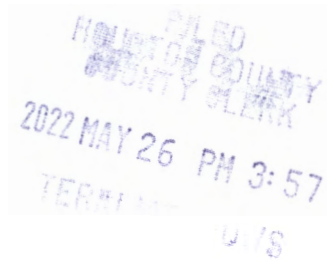


RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen
Adkins, Evan Press
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300



TS No TX08000093-19-1-FT

APN 14584 / 00045-00400-00000-
000320

TO No 191115837-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 31, 2008, THOMAS F MORGAN SR AND REBECCA A MORGAN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$59,250.00, payable to the order of U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust as current Beneficiary, which Deed of Trust recorded on April 7, 2008 as Document No. 0801691 in Houston County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 14584 / 00045-00400-00000-000320

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 5, 2022 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Houston County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank Trust, N.A. as Trustee for LSF10 Master Participation Trust's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 24th day of May, 2022.



By: Kathleen Adkins
Substitute Trustee(s)

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

Posted by: Sharon St. Pierre
May 12th 2022 Sharon St. Pierre
Substitute Trustee

Exhibit "A"

1.768 acre out of and a part of the N.C. HODGES SURVEY, A-45, in City of Crockett, Houston County, Texas and being the same land described in a deed to Robert and Jana Muckleroy recorded in Vol. 1109, Page 306 of the Official Records of Houston County, which 1.768 acre more particularly described by metes and bounds as follows:

BEGINNING on a $\frac{1}{2}$ inch iron rod found for the West. North West corner of this tract and being the South West corner of the now or formerly Frank Ott, called 2.95 acres tract, recorded in Doc. No. 044278 of the Official Records of Houston County, and being in the East R.O.W. line of F.M. Hwy No. 3313;

THENCE N 52° 30' 00" E 373.79 feet to a $\frac{1}{2}$ inch iron rod found for corner, same being the East corner of the said now or formerly Frank Ott called 2.95 acres tract and being in the West line of the now or formerly Jerry Clay called 6.13 acres tract, recorded in Doc. No. 031860 of the Official Records of Houston County;

THENCE S 17° 11' 21" E 165.03 feet to a $\frac{3}{4}$ inch iron rod found for corner;

THENCE S 17° 32' 53" E 44.47 feet to a $\frac{1}{2}$ inch iron rod found for corner, same being a West corner of the now or formerly Jerry Clay called 4.63 acres tract, recorded in Doc. No. 031860 of the Official Records of Houston County and being a North corner of the George Young III called 1.75 acre tract, recorded in Doc. No. 020893 of the Official Records of Houston County;

THENCE S 52° 31' 49" W 401.00 feet to a $\frac{1}{2}$ inch iron rod set for corner, same being the North West corner of the said George Young III, 1.75 acre tract and being in the East R.O.W. line of said F.M. Hwy. No. 3313;

THENCE N 13° 36' 04" W 155.44 feet to a concrete R.O.W. marker found and N 3° 25' 22" W 65.49 feet to the place of beginning and containing 1.768 acre of land more or less.